

1. Purpose and scope of this memorandum

This memorandum summarizes a site survey performed July 5, 2018 to evaluate the condition of ADA mandated access at Little Sandy Park in Pembroke Massachusetts. After a description of the site and site uses, recommended improvements are provided in Section 7, beginning on page 2.



2. Specific site

Little Sandy Park is small public area providing access from Woodbine Avenue to a beach/swimming area on Little Sandy Pond.

3. Name and location of site  
a. Size and ownership

The Park property comprises of a Town road right of way approximately 20 feet wide and 150 feet long at the intersection of Woodbine and Shepard Avenue. The Town of Pembroke owns no other property in this immediate area.

4. Existing condition of site  
a. Existing uses  
i. Primary (developed) uses

Little Sandy Park comprises of an unimproved sand strip, approximately 32' wide, connecting the paved portion of Woodbine Avenue to Little Sandy Pond. A single portable toilet is placed at the northeast side of the sandy area. A small equipment building is located approximately 20 feet from the paved portion of Woodbine Avenue. No on-street parking is indicated in the vicinity of the Park. Three picnic tables and two wooden benches are located on the northern side of the sandy area. The benches sit parallel with a black vinyl chain link fence that separates the sandy beach area from the adjacent neighbor's property. The distance from the paved street to the water is approximately 105'. There is a floating dock with a ramp connecting to the beach. The dock is 5' wide, parallel with the southern property line and extends approximately 50' out into the pond.



ii. Secondary (informal) uses

Informal uses may include swimming, fishing, picnicking and boating.

b. Nature of development

Parking for Little Sandy Park is on-street with spaces for perhaps 3 vehicles. No parking stalls are marked; no handicapped spaces are indicated. The restroom facility provided is not ADA compliant. No emergency telephone is provided.

c. Surrounding land uses (including linkages to other parks)

Little Sandy Pond runs along the Northwest edge of the property. The remainder of surrounding land consists of residential use.

5. Conditions of site

a. Approach, parking and signage

The park is well marked from the street. Parking is not well defined and the swimming area is accessed by steep unimproved paths.

b. Entrance and access to primary uses

- i. Directional signage from street to primary uses: NONE
- ii. Access to picnic tables and swimming area:

There are no outdoor recreation access routes (ORAR) with in the entire site. In order for there to be access to the picnic tables and swimming area, they need to be along a ORAR.

- c. Restroom facilities: portable toilet, not ADA compliant
- d. Emergency communication equipment NONE

6. Barriers that limit access to existing uses

a. Description of each barrier and nature of limitation

- i. Lack of accessible surfacing. In order for a pathway to be considered an ORAR, the surfacing has to be accessible. Acceptable surfacing material include a beach mat, concrete, asphalt, crushed stone, packed soil and soil stabilizer. The only available surfacing is sand, which is not considered an accessible surface.
- ii. There is no accessible parking. Space constraints on the street may preclude delineating ADA compliant parking.

7. Short term site improvements

- a. Short term site improvements for accessibility would include running a removable beach mat from the paved street to the normal recreation water level of the pond.
- b. The current portable toilet on site is not ADA compliant. It is recommended to update this to an ADA compliant portable restroom and provide an ORAR, whether is it a mat or one of the other acceptable surfaces, to the compliant restroom.
- c. An option for short term improvements to address the accessible parking space would include paving one space with room for an isle and add line striping indicating that handicap space. Access from the accessible isle to the ORAR is required.

8. Long term site improvements
  - a. Long term options include acquisition of property and providing a larger paved area for a designated parking lot, paving a path from the parking to the restroom facility and creating an ORAR along the northern perimeter where the tables can then be accessed from. Also, adding an accessible picnic table is recommended.